



Sinden Heath, East Grinstead

Guide Price £600,000 – £625,000

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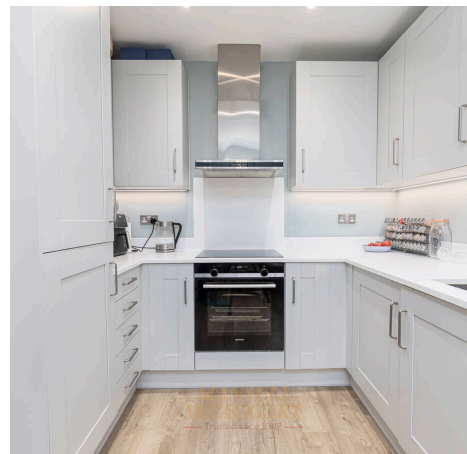
Sinden Heath

A well presented and modern, four bedroom semi detached family home, which was built in 2024 and still benefits from a NHBC warranty. The property offers nearly 1,400 Sq ft of living space arranged over three floors, and further benefits from driveway parking, single garage and an outside office. The property is being offered to the market with no onward chain!

The living accommodation briefly comprises: entrance hall; downstairs cloakroom with a WC and wash hand basin; kitchen/dining room, which has a fitted kitchen with a range of wall and base level units, dishwasher, washing machine, fridge freezer, electric oven, 4 ring induction hob and a bay window to the front. A spacious living room with an understairs cupboard and French doors to the garden concludes the ground floor.

There is water underfloor heating throughout the ground floor.

The first floor consists of a double guest bedroom with fitted wardrobes; further double bedroom with fitted wardrobes; a family bathroom with a WC, wash hand basin, heated towel rail, bath with overhead shower and water underfloor heating; a single bedroom with fitted wardrobes. The second floor is dedicated entirely to the dual aspect master bedroom with custom fitted wardrobes, eaves storage, roof windows and en suite shower room with a WC, wash hand basin and water underfloor heating, which concludes the living accommodation.





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Externally, the property benefits from a driveway for 2 cars and an electric up and over door leads to the single garage, where there is power, lighting and ladder access to the partially boarded loft. Gated side access leads to the mainly laid to lawn rear garden, with a patio seating area abutting the rear of the property. There is also a spacious, insulated office with power and lighting.

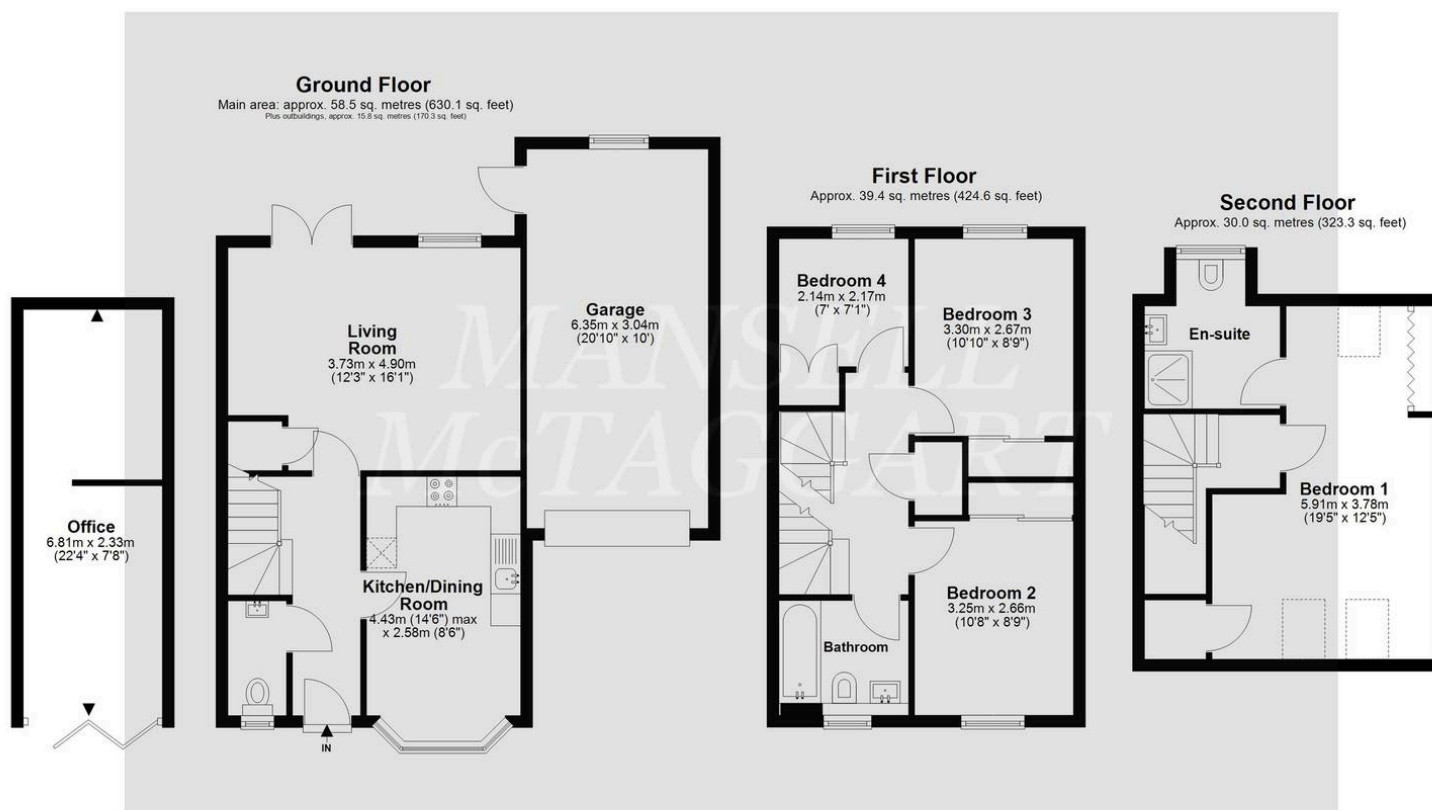
Estate management charge - £310 per annum

Council Tax band: E

Tenure: Freehold

- Semi detached family home
- Four bedrooms
- 1,378 Sq ft across three floors
- Built in 2024 and NHBC build warranty still valid.
- Modern and well presented throughout
- En suite to master bedroom
- Single garage
- Driveway parking
- Outside office with power and lighting
- No onward chain!





Main area: Approx. 128.0 sq. metres (1378.0 sq. feet)

Plus outbuildings, approx. 15.8 sq. metres (170.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

Mansell McTaggart East Grinstead

Mansell McTaggart Ltd, 52 London Road – RH19 1AB

01342 311711

eastgrinstead@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/eastgrinstead/

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